

1394

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name North Cherry Street Historic District

other names/site number _____

2. Location

street & number North Cherry Street bounded by Fourteenth, Twenty-third and Seventeenth Streets, Lincoln Avenue, and Pittsburg Avenue

Not for publication N/A

city or town Winston-Salem

vicinity N/A

state North Carolina

code NC

county Forsyth

code 067

zip code 27101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

Jeffrey J. Crow SHPD 10/29/04

North Carolina Department of Cultural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

 entered in the National Register
 See continuation sheet.

 determined eligible for the
National Register

 See continuation sheet.

 determined not eligible for the
National Register

 removed from the National
Register

 other (explain): _____

Signature of the Keeper

Date of Action

Edson B. Beall

12/23/04

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
71	8	buildings
0	0	sites
0	0	structures
1	0	objects
72	8	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

COMMERCE/TRADE: store

LANDSCAPE: street furniture/object

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

COMMERCE/TRADE: store

LANDSCAPE: street furniture/object

7. Description

Architectural Classification

(Enter categories from instructions)

Bungalow / Craftsman

Colonial Revival

Period Cottage

Other: Side-Gable, Single-pile House

Other: Y-plan Stair Brick Apartment

Other: Minimal Traditional

Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD: weatherboard

roof Asphalt

other BRICK

WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or a grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Ethnic Heritage: Black

Community Planning and Development

Architecture

Period of Significance

1924 - 1954

Significant Dates

1924

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

☐ recorded by Historic American Engineering

Record #

Primary Location of Additional Data

☒ X State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository:

NC Archives & History

10. Geographical Data

Acreage of Property approx. 22 acres

UTM References

(Place additional UTM references on a continuation sheet)

1 17 567020 3997260

Zone Easting Northing

2 17 567100 3993962

Zone Easting Northing

3 17 567100 3996540

Zone Easting Northing

4 17 566950 3996640

Zone Easting Northing

☒ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sherry Joines Wyatt

organization _____ date September 2003

street & number 102 Junkin Street telephone (540) 381-8268

city or town Christiansburg state VA zip code 24073

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name MULTIPLE

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

North Cherry Street Historic District
Forsyth County, North Carolina

7. Description

Architectural Classification

Other/ Ranch

Materials

Foundation

CONCRETE

Walls

ASBESTOS

ALUMINUM

BRICK

STONE/ Granite

STUCCO

VINYL

WOOD/ Shingle

WOOD/OTHER/German siding

Roof

METAL

Narrative Description

The proposed North Cherry Street Historic District, an extension of the historic Boston Cottages neighborhood, is located north of Winston-Salem's center-city. The district is in an area that was cut off from the remainder of the historic Boston Cottages (Boston-Thurmond) neighborhood by the construction of University Parkway in the 1960s. The district lies primarily along North Cherry Street and is bounded by Fourteenth and Twenty-third streets with a small number of properties being located on Seventeenth Street, Lincoln Avenue, and Pittsburg Avenue. The topography of the area is hilly, rising to a relatively high peak with a commanding view of the city skyline at Twenty-third Street.

Almost all of the eighty buildings within the district are residential. The majority of these are single-family dwellings, but there are several historic duplexes and six historic apartment buildings; five of these have the Y-stair configuration that is associated with Winston-Salem's African American community. The Y-stair buildings, as defined by Langdon Oppermann in the "Historic and Architectural Resources of African American Neighborhoods in Northeastern Winston-Salem, NC" Multiple Property Documentation Form, are often found constructed of brick with "the 'letter Y'

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

North Cherry Street Historic District
Forsyth County, North Carolina

staircase found within porches inset beneath the roof and extending the full front of the building.” Although there were once “dozens” such apartment buildings on North Cherry Street, Pittsburg, and Garfield streets and many more in the old Depot Street neighborhood and other African American residential sections, there are now fewer than eight Y-stair buildings in the entire city, making the five within the proposed district an extremely rare cluster. The sixth brick apartment building within the district is located at 2026-2036 N. Cherry Street. It is not in the typical Y design, but is longer, containing five bays instead of three. It does, however, follow some of the same design principals with exterior stairs, double porches under the main roof, and double-height brick piers.

Developing from circa 1925 through the early 1950s, the district’s architecture represents the designs popular at this time, particularly the Craftsman Bungalow. Both one and one-and-a-half-story bungalows exist in either the front or side-gable formats with a range of details such as battered posts, exposed rafter tails, and knee braces. There are four brick and stuccoed examples as well as one stone bungalow in addition to the frame examples (some of which have replacement siding). Additional stylistic influences are found in a few dwellings and include the Spanish Eclectic (515 West Twentieth Street), Cape Cod, Period Cottage, and Minimal Traditional.

While the majority of dwellings are representative of the types of houses being built across Winston-Salem by those in the middle-income sector, there are fourteen dwellings that were built in a simple form for lower-income families around 1940. These small, frame, side-gable cottages feature unadorned, front-gable porches. Located off of North Cherry Street on Seventeenth Street and Lincoln Avenue, these small houses, along with the apartment buildings, illustrate a mixed-income African American neighborhood during the second quarter of the twentieth century.

Although the district is only a small remaining portion of a once-larger historic neighborhood, it maintains a number of important character-defining features in addition to the residential architecture. The district’s collection of medium-size houses are evidence of the status of a North Cherry Street address during the historic period. The desirability of Cherry Street was probably related to the location of Kimberley Park School at the intersection of North Cherry and Seventeenth streets. Although the original Kimberley Park School, built for African American children in 1925, burned in the mid-1960s, the replacement building is still located in the neighborhood on the school’s original site and maintains the carefully articulated, original stone retaining wall. In fact, stone walls are found at the sidewalk property line of several of the houses on Cherry Street and, along with mature trees, give the streetscape definition.

Additional buildings that defined the community were the corner stores located at Fourteenth, Twenty-third, Pittsburg, and Seventeenth Streets historically. While most of these have been demolished or substantially remodeled, one historic example remains at the northeast corner of North Cherry and Pittsburg Street (formerly Glenn Street). This small, one-story, brick building dates

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

North Cherry Street Historic District
Forsyth County, North Carolina

from around 1930. It has a replacement gable roof, but maintains its original door and window openings.

The architecture in the district maintains a good level of integrity with typical alterations including replacement siding, windows, and porches. While there are five late twentieth-century buildings and vacant lots along the neighborhood's streetscape, these do not alter the district's dense historic character.

Inventory list

The information in this inventory list is based on the 1992-1994 research and survey project of African American neighborhoods and buildings in Winston-Salem completed by Langdon Edmunds Oppermann. This work was updated in 2003 by Sherry Joines Wyatt and Jeff Smith with supplemental survey sheets provided by Michelle McCullough, Winston-Salem Historic Resource Coordinator. New photography and additional city directory work were completed during the update. All properties are designated as contributing (C) or non-contributing (NC) to the district. Contributing properties were constructed prior to 1955. They retain sufficient integrity of design, setting, materials, workmanship, feeling, and association to contribute to the historic character of the district. Properties built after 1954, are non-contributing due to age. In some cases, properties built prior to 1954 have lost their architectural integrity because of substantial additions or alterations that are incompatible with their historic character.

The inventory list is organized with North Cherry Street appearing first and the side streets following in order of their location moving south to north. Individual buildings are organized numerically by address within each street. Former house numbers, or in the case of apartment buildings, the unit numbers, are listed within parenthesis. The racial make-up of the district during the historic period was predominately African American. The names of whites appearing in the city directory for resources in the district are designated with the symbol (W). Additionally, individuals listed in the city directory entries after about 1940 are marked as either being owner-occupants or as occupants (renters).

The following references were used in preparing the inventory list:

Langdon Oppermann, "Winston-Salem's African American Neighborhoods 1870-1950," 1994.

Langdon Oppermann, "Historic and Architectural Resources of African American Neighborhoods in Northeastern Winston-Salem, North Carolina (c.1900-1947), Multiple Property Documentation Form, 1998.

Winston-Salem City Directories, 1932 - 1955.

Winston-Salem Sanborn Maps, 1917 - 1951.

Reference Symbols:

(LO) = Langdon Edmunds Oppermann, MPDF

(CD) = City Directory

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

North Cherry Street Historic District
Forsyth County, North Carolina

No.	Address	Property Name	Date	Status
<i>North Cherry Street</i>				
1	1407 North Cherry Street	House	c.1935	Contributing
Craftsman Bungalow. One story; side gable; three bays; front gable porch; battered posts on brick piers; weatherboard; six-over-six, double-hung sash; exposed rafter tails on porch. Appears on 1951 Sanborn map. 1940 CD: Paul and Martha Anderson, a racker at Liberty Billiard Parlor; 1945 CD: n/a; 1950 CD: Mamie Antrum, occupant; 1955 CD: ditto.				
2	1408 North Cherry Street	House	c.1930	Contributing
Bungalow. One story; side gable; three bays; front-gable porch; brick piers; four (vertical lights)-over-one, double-hung sash; knee braces; exposed rafter tails on porch; vinyl siding. Appears on 1951 Sanborn map.				
3	1409 North Cherry Street	House	c.1935	Contributing
Bungalow. Unusual form. One story; front gable; front-gable projection with swooping porch roof over side entry; six-over-six, double-hung sash and one-over-one replacement windows; chimney on projecting gable end; German siding. Appears on 1951 Sanborn map. 1940 CD: Ernest and Dorothy Graves, a tobacco worker at R. J. Reynolds Tobacco Co.; 1945 CD: Claude Miller; 1950 CD: Norman Hawkins, occupant; 1955 CD: ditto.				
4	1410-1412 N. Cherry St.	Duplex	c.1935	Contributing
Minimal Traditional. One story; front gable; four bays; front-gable porch; six-over-six, double-hung sash; asbestos shingle siding; square posts; basement or basement unit. Appears on 1951 Sanborn map. 1940 CD: (1410) William and Ella Marshall, a car washer at Forsyth Motors, Inc. and (1412) Charles and Eula Brown, a tobacco worker at Brown & Williamson; 1945 CD: (1410) Charles Brown, a driver at Mann Fuel and (1412) Eliza Rice, employed at Brown Williamson; 1950 CD: (1410) ditto and (1412) Wade and Eliza Hart, occupant; 1955 CD: (1410) Eura Brown, occupant, R. J. Reynolds Tobacco Company and (1412) Robert and Mary Parks, occupant, janitor at Twin City Club.				
5	1411-1413 N. Cherry St.	Duplex	c.1935	Contributing
Bungalow. One story; front gable; four bays; two, front-gable porches; brick; six-over-six, double-hung sash; exposed rafter tails; standing seam metal roof. Built for Home Realty Company (or perhaps Kapp Ogburn, Sr.) by J. R. Stewart, a white contractor from Waughtown. (LO) Appears on 1951 Sanborn map.				

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

North Cherry Street Historic District
Forsyth County, North Carolina

1940 CD: (1411) Robert and Thelma Dixon, a gardener for Mrs. Annie M. Harris on Country Club Road and (1413) Lee and Rosie Crowell, a tobacco worker at R. J. Reynolds Tobacco Co.; 1945 CD: (1411) James Connor and (1413) William Glenn, a janitor at Piedmont Aviation; 1950 CD: (1411) Hiawatha and Eloise Benson, occupant, and (1413) William Hart, occupant, driver at C.D. Kenney; 1955 CD: (1411) ditto, a janitor at Wake Forest and (1413) Mary Walser, occupant, a maid.

6 1415 North Cherry Street House c.1935 Contributing
Bungalow. One story; side gable; three bays; front-gable porch; square posts; six-over-six, double-hung sash; German siding; standing seam metal roof; gabled breezeway connects house to #1419. Appears on 1951 Sanborn map without connecting breezeway. Property was originally at duplex. 1940 CD: (1415) Samuel Harris, a veneer worker at Sheppard Veneer and (1415 ½) Letha Davis, a domestic; 1945 CD: (1415) Robert Clark, R. J. Reynolds Tobacco Co. and (1415 ½) Monta Ceasar, R. J. Reynolds Tobacco Co.; 1950 CD: (1415) n/a, (1415 ½) Wingo and Mediona Caesar, occupant; 1955 CD: (1415) Thelma Dixon, occupant, Thelma's Beauty Nook and (1415 ½) not listed.

7 1419 North Cherry Street Duplex c.1935 Contributing
Bungalow. Twin to 1415. Appears on 1951 Sanborn. Property was originally a duplex. 1945 CD: (1419) Frank Banner, occupant, and (1419 ½) Lorenzo Foy, occupant; 1950 CD: (1419) ditto, attendant at Universal Storage and (1419 ½) Irelia Foy, occupant, R. J. Reynolds Tobacco Co.; 1955 CD: (1419) ditto and (1419 ½) ditto.

8 1436 North Cherry Street House c.1939 Contributing
Period Cottage/Cape Cod. One story; side gable; three bays; gable-roof hood with arched opening at entry on knee braces; paired one-over-one replacement windows; Formstone; side porch. Appears on 1951 Sanborn. 1940 CD: Robert Barnett, a textile worker at P. H. Hanes Knitting; 1945 CD: ditto, owner-occupant; 1950 CD: ditto; 1955 CD: ditto, R. J. Reynolds Tobacco Company.

9 1438 North Cherry Street House c.1935 Contributing
Bungalow. One story; front gable; three bays; front-gable porch; metal posts on brick piers; Craftsman-style six-over-one, double-hung sash; German siding. Appears on 1951 Sanborn map. 1940 CD: A. Walter and Mamie Simon, a chauffeur; 1945 CD: Eva Nichols, occupant; 1950 CD: ditto; 1955 CD: Joseph and Sallie McGee, owner-occupant, R. J. Reynolds Tobacco Company.

10 1440 North Cherry Street House c.1935 Contributing

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 6

North Cherry Street Historic District
Forsyth County, North Carolina

Craftsman Bungalow. One and a half story; side gable; three bays; front-gable dormer; front-gable porch; massive battered posts on brick piers; paired, six-over-one, double-hung sash; knee braces; asbestos shingle siding; bay window on side; brick, exterior end chimney. Appears on 1951 Sanborn map. 1940 CD: Rudolph and Jennie Harris, a laundry worker; 1945 CD: Evelyn Whitlock; 1950 CD: Samuel and Sarah Hamlin, owner-occupant, Sackie's Flower and Gift Shop; 1955 CD: ditto.

10a Sackies Flower and Gift Shop c.1950 Contributing
One-story, front-gable, concrete block building with single entry and two large windows on facade.

11 1444 North Cherry Street House c.1930 Contributing
Craftsman Bungalow. One and a half story; side gable; three bays; front-gable dormer; engaged porch with wrap-around; paired, square posts on brick piers; porch partially enclosed since 1993; four (vertical)-over-one, double-hung sash; knee braces; wide, paneled fascia board. Appears on 1951 Sanborn map. 1933 CD: Robert and Cora Gaston, a tobacco worker at R. J. Reynolds Tobacco Co.; 1940 CD: Cora Gaston, occupant, a tobacco worker at R. J. Reynolds Tobacco Co.; 1945 CD: ditto; 1950 CD: ditto; 1955 CD: ditto.

12 1452-1458 N. Cherry St. Apartment Building c.1940 Contributing
Y-plan Stair Apartment Building. Two story; brick; three bays; gable-on-hip roof; Y-plan staircase under roof; double-height brick piers; double-level porch; six-over-six, double-hung sash; lower porch has been enclosed; shed-roof hood over central entry; standing seam metal roof; exposed rafter tails. Appears on 1951 Sanborn map. 1945 CD: (1452) Sarah Maupin, occupant, R. J. Reynolds Tobacco Co., (1454) Dora Hunter, occupant, R. J. Reynolds Tobacco Co.; 1950 CD: (1452) Charles Garrison, occupant, (1452 ½) Geneva Shephard, occupant, (1454) Dora Hunter, (1454 ½) Ruby Kimball, occupant; 1955 CD: (1452) Edgar Snow, occupant, R. J. Reynolds Tobacco Company, (1452 ½) ditto, (1454) Albert Cloudy, occupant, (1454 ½) ditto.

13 1462-1468 N. Cherry St. Apartment Building c.1940 Contributing
Y-plan Stair Apartment Building. Similar to 1452-1458 with both porch levels open and arch over central entry. Appears on 1951 Sanborn map. 1945 CD: (1456) Maggie Barber, employed at National Carbon, (1456 ½) Margaret Robertson, and (1458) Helen Ridley; 1950 CD: (1456) Betty Thompson, occupant, (1456 ½) E. DeWitt and Margaret Roberts, occupant, steward at Robert E. Lee Hotel (1458) Albert Reel, occupant, (1458 ½) Calvin Norwood, occupant, Hanes Dye Works; 1955 CD: (1456) ditto, (1456 ½) Mattie Oliver, occupant, (1458) Jessie Johnson, occupant, maid, (1458 ½) Albert and Amy Heath, occupant, employed at A & P Food Stores.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 7

North Cherry Street Historic District
Forsyth County, North Carolina

14 1463 North Cherry St. Apartment Building c.1940, c.1965 Non-contributing, integrity

This building appears to be the same Y-stair apartment building that appears on the 1951 Sanborn map. It has a gable-on-hip roof form similar to above buildings, but has been extensively remodeled or completely rebuilt with two-over-two, horizontal-light windows, different entry configuration; enclosed porch; and rear addition.

15 1467 North Cherry Street House c.1930 Contributing

Bungalow. One story; front gable; three bays; front-gable porch; battered posts on brick piers; vinyl siding; one-over-one replacement windows; knee braces. Appears on 1951 Sanborn map. 1933 CD: (1445) Morton Alexander, station fireman at R. J. Reynolds Tobacco Co.; 1940 CD: (1445) William and Regina Hart, a driver at C. D. Kenny Co.; 1945 CD: (1445) ditto; 1950 CD: (1445) Willie and Mary Glenn, occupant, a janitor at Western Electric; 1955 CD: (1445) ditto, owner-occupant.

16 1469-1471 N. Cherry St. Duplex c.1960 Non-contributing, age

Minimal Traditional. One story; front gable; gable-on-hip roof; four bays; concrete block with brick window and door surrounds; exposed rafter tails; two-over-two, horizontal-light windows. Does not appear in 1955 City Directory.

17 1472 N. Cherry St. Duplex c.1960 Non-contributing, age

Two story; narrow; front gable; two bays; double-tier porch with shed roof; square posts; concrete block; one-over-one replacement windows.

18 East Side 1600-1700 Block N. Cherry St. Stone Retaining Wall c.1925 Contributing

Carefully articulated, low, stone retaining wall was original to 1925 Kimberly Park School, which burned in the 1960s. The wall rises to the south as the terrain falls. The wall features a mix of unhewn stone with beaded mortar joints.

19 1603 North Cherry Street Commercial Building c.1930 Contributing

One story; brick; three bay; gable roof added over original flat roof; shed addition on rear side; central entry and two large, storefront windows (boarded). Appears on 1951 Sanborn map. 1933 CD: Edward Tillitt (W) Confectionary; 1940 CD: Buxton Mason Confectionary; 1945 CD: Irene Debnan Grocery; 1950 CD: vacant; 1955 CD: Cherry Street Grocery.

20 1605-1607 N. Cherry St. Duplex c.1940 Contributing

Minimal Traditional/ Bungalow. One story; side gable; three bays; front-gable entry porch; square posts: six-over-six, double-hung sash; knee braces; aluminum siding. Appears on 1951 Sanborn map. 1940 CD: (1606) J. Henry and Jennie Scales, owner-occupant, a tobacco worker at R. J. Reynolds Tobacco Co.; 1945 CD: (1606) Marion Phillips, occupant, R. J. Reynolds Tobacco Co.; 1950 CD: (1606) James and Julia Pankey, owner-occupant, laborer at Sheppard Veneer; 1955 CD: (1606) ditto.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 9

North Cherry Street Historic District
Forsyth County, North Carolina

25 1617 North Cherry Street House

c.1930 Contributing

Craftsman Bungalow. One and a half story; side-facing gambrel roof; three bays; front-gable dormer; shed-roof porch; battered posts on brick piers; four (vertical)-over-one, double-hung sash; vinyl siding; knee braces; and replacement balustrade. Appears on 1951 Sanborn map. 1933 CD: Reverend Walter and Esther Carlson; 1940 CD: William M. and Teny Burton, occupant, a cleaner at Atlantic Greyhound Corp.; 1945 CD: ditto; 1950 CD: Roy Young, owner-occupant, janitor at Nissen Building; 1955 CD: ditto.

26 1620 North Cherry Street House

c.1935 Contributing

Craftsman Bungalow. One story; side gable; three bays; shingle-sheathed, shed-roof dormer; shed-roof porch; battered posts on Formstone piers; six-over-six, double-hung sash; Formstone and asbestos shingle siding; knee braces. 1940 CD: (1608) Evelyn Carter; 1945 CD: (1608) Frank Bell, occupant; 1950 CD: (1608) n/a; 1955 CD: (1608) n/a.

27 1621 North Cherry Street House

c.1937 Contributing

Minimal Traditional. One story; side gable; two bays; small, gable-roof dormer; engaged porch; square posts; six-over-six, double-hung sash; German siding. Appears on 1951 Sanborn map. 1940 CD: J. David and Emily Kelly, an editor; 1945 CD: Julius Broome, occupant, U.S. Army; 1950 CD: Eugene and Esther Harris, owner-occupant, 1955 CD: Allie Singleton, owner-occupant, a maid at Zinzendorf Hotel.

28 1624-1630 N. Cherry St. Apartment Building

c.1935 Contributing

Y-plan Stair Apartment Building. Two story; painted brick; gable-on-hip roof; three bays; Y-plan stair; six-over-six, double-hung sash and one-over-one replacement windows; double-height, brick piers; engaged, double-tier porch; standing seam metal roof; exposed rafter tails. Appears on 1951 Sanborn map. 1940 CD: (1610) Raymond and Eliza Merritt, employed at Hanes Dye and Finishing, (1610 ½) William and Mattie Newsom, a tobacco worker, (1612) Archie and Vinie Tyner, a tobacco worker at R. J. Reynolds Tobacco Co., and (1612 ½) Samuel and Azalee Jenkins, a tobacco worker at R. J. Reynolds Tobacco Co.; 1945 CD: (1610) William Maupin, occupant, U. S. Army, (1610 ½) Geneva Alexander, occupant, (1612) Archie Tyner, occupant, R. J. Reynolds Tobacco Co., (1612 ½) Robert Rice, occupant, bellman at Robert E. Lee Hotel; 1950 CD: (1610) William and Sara Maupin, occupant, R. J. Reynolds Tobacco Co., (1610 ½) Townsey Alexander, occupant, Forsyth Country Club, (1612) Archie Tyner, occupant, R. J. Reynolds Tobacco Co., (1612 ½) Robert Rice, a waiter at Twin City Club; 1955 CD: (1610) ditto, (1610 ½) George and Helen King, Jr., occupant, janitor at Happy Hill Gardens, (1612) Lena White, occupant, maid, and (1612 ½) ditto.

- 29 1634 North Cherry Street House c.1930 Contributing**
Craftsman Bungalow. One story; side gable; three bays; front-gable porch; replacement posts on brick piers; replacement windows; knee braces; asbestos shingle siding. Appears on 1951 Sanborn map. 1933 CD: (1620) Charles and Daisy Branson, a watchman at City Garage; 1940 CD: (1620) Talmadge and Bessie Dowell; 1945 CD: (1620) Estelle King, occupant, R. J. Reynolds Tobacco Co.; 1950 CD: (1620) George and Estella King, occupant, R. J. Reynolds Tobacco Co.; 1955 CD: (1620) Estella King, occupant.
- 30 1638-1644 N. Cherry St. Apartment Building c.1935 Contributing**
Minimal Traditional. Similar to 1624-30 although brick is unpainted. Appears on 1951 Sanborn map. 1940 CD: (1624) James and Fannie Brown, a tailor at 116 E. Third Street, (1624 ½) Katie Jackson, a tobacco worker, (1626) James and Mattie Lowery, a tobacco worker at R. J. Reynolds Tobacco Co., (1626 ½) Daniel and Mildred Cooper, a tobacco worker at R. J. Reynolds Tobacco Co.; 1945 CD: (1624) James Halls, occupant, (1624 ½) Josie Mitchell, occupant, Troth Carbon, (1626) Charles Gilliam, occupant, (1626 ½) Blanche Buoy, occupant; 1950 CD: (1624) Andrew Courts, occupant, (1624 ½) Leola Mitchell, occupant, (1626) DeWitt and Willie Williams, occupant, janitor, (1626 ½) Blanche Buie, occupant, Blanche Beauty Salon; 1955 CD: (1624) Ruby Murphy, occupant, (1624 ½) Leola Mitchell, occupant, a maid, (1626) ditto, (1626 ½) ditto.
- 31 1648 North Cherry Street House c.1935 Contributing**
Bungalow. One story; side gable; two bays; front gable over engaged corner porch; German siding; six-over-six, double-hung sash; square posts; exposed rafter tails. Appears on 1951 Sanborn map. 1940 CD: (1628) George and Elsie Smith, a station attendant; 1945 CD: (1628) Elmore Harding, occupant, shoe shiner at 309 N. Church and vending machine operator at 311 N. Church; 1950 CD: (1628) Elmore and Lillian Harding, occupant, shoe shine; 1955 CD: (1628) ditto, owner-occupant, Harding's Record Shop.
- 32 1652 North Cherry Street House c.1930 Contributing**
Craftsman Bungalow. One and a half story; side gable; three bays; gable-roof dormer; engaged porch; metal posts on brick piers; four (vertical)-over-one, double-hung sash; vinyl siding and weatherboards; knee braces. Appears on 1951 Sanborn map. 1935 CD: (1634) Charles Branson; 1940 CD: (1634) James and Malaha Greer, a tobacco worker at R. J. Reynolds Tobacco Co.; 1945 CD: (1634) Charles Garrison, occupant; 1950 CD: (1634) Minnie Mumford, owner-occupant; 1955 CD: (1634) Reverend Robert and Zilla Brown, owner-occupant.

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|--|---------------------------------|----------------------------|---------------|------------------------------------|
| 33 | 1654 North Cherry Street | House | c.1930 | Non-contributing, integrity |
| Minimal Traditional. One story; side gable; three bays; vinyl siding; altered with addition of large, front-gable porch; awning windows; boarded windows. Appears on 1951 Sanborn map. 1933 CD: (1636) North Cherry Street Development Company; 1940 CD: (1636) Reuben and Leola Thompson, a laborer; 1945 CD: (1636) James and Lillian Beatty, occupant; 1950 CD: (1636) Ralph and Alma Grier, occupant; 1955 CD: (1636) ditto, leather crafts. | | | | |
| 34 | 1700 North Cherry Street | Commercial Building | c.1960 | Non-contributing, age |
| One story; side gable; three bay; concrete block; brick facade; metal windows; shed-roof porch. | | | | |
| 35 | 1706 North Cherry Street | House | c.1925 | Contributing |
| Craftsman Bungalow. One story; front gable; three bays; two bay, front-gable porch; battered posts on brick piers; four (vertical)-over-one, double-hung sash; wood shingles siding in gable ends; vinyl siding; knee braces. Appears on 1928 Sanborn map. 1933 CD: Samuel and Mary Benson, tobacco worker at R. J. Reynolds Tobacco Co.; 1940 CD: Luther and Margaret Gordon, owner-occupant, janitor at Carolina Theater; 1945 CD: James Wall, occupant, R. J. Reynolds Tobacco Co.; 1950 CD: James and Lacy Murray, occupant, Spotless Dry Cleaners; 1955 CD: Archie and Dorothea Wyatt, owner-occupant, a laborer at Dixon Dog Hospital. | | | | |
| 36 | 1708 North Cherry Street | House | c.1925 | Contributing |
| Craftsman Bungalow. Two story; side gable; four bays; double-gable, wrap-around front porch capped with a large gable roof over top (possibly an addition); battered posts on stuccoed piers; four (vertical)-over-one, double-hung sash; knee braces; asphalt siding; replacement balustrade. Appears on 1928 Sanborn map. 1933 CD: Otis and Victoria Williams, a tobacco worker at R. J. Reynolds Tobacco Co.; 1940 CD: Samuel and Mary Richardson, owner-occupant; 1945 CD: Charles Davis, a laborer; 1950 CD: Mary Davis, occupant, Winston Leaf; 1955 CD: ditto, owner-occupant. | | | | |
| 37 | 1712 North Cherry Street | House | c.1928 | Contributing |
| Bungalow. One story; front gable; three bays; hip-roof porch; metal posts; replacement windows; aluminum siding. Appears on 1928 Sanborn map. 1933 CD: Lancaster Roberts, a driver; 1940 CD: John and Rosena Roberts, owner-occupant; 1945 CD: Luther and Leona Dow, owner-occupant; 1950 CD: ditto, Hanes Hosiery; 1955 CD: Garland and Leona Pack, owner-occupant. | | | | |
| 37a | | Garage | c.1928 | Contributing |
| Single-bay, front-gable, stuccoed garage. | | | | |

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 12

North Cherry Street Historic District
Forsyth County, North Carolina

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- 38 1714 North Cherry Street House c.1936 Contributing**
Bungalow. One and a half story; side gable; three bays; front-gable porch; metal posts; six-over-six, double-hung sash; knee braces; vinyl siding; exposed rafter tails. Appears on 1951 Sanborn map. 1940 CD: Odell and Carol Mayo, occupant, tobacco worker at R. J. Reynolds Tobacco Co.; 1945 CD: ditto; 1950 CD: ditto; 1955 CD: ditto, owner-occupant.
- 39 1716 North Cherry Street House c.1935 Contributing**
Craftsman Bungalow. One and a half story; side gable; three bays; engaged porch; metal posts; six-over-one, double-hung sash; aluminum siding; knee braces; shed-roof dormer. Appears on 1951 Sanborn map. 1940 CD: Fannie Palmer, occupant; 1945 CD: ditto; 1950 CD: ditto, owner-occupant; 1955 CD: C. William and Bernice Spainhour, owner-occupant, dock laborer at Bell Lines.
- 40 1722 North Cherry Street House c.1925 Contributing**
Craftsman Bungalow. One and a half story; side gable; three bays; shed-roof dormer; stone exterior with arches over windows; mortar joints are more refined on facade; shed-roof porch (partially enclosed); square posts on stone piers; knee braces; some aluminum siding; replacement windows. Appears on 1928 Sanborn map. 1933 CD: (1996) Samuel and Mary Richardson, a tobacco worker at R. J. Reynolds Tobacco Co.; 1940 CD: (1920) James and Rosa Evans, occupant; 1945 CD: (1920) James and Rosa Evans, occupant, service station; 1950 CD: (1920) John Robinson, occupant; 1955 CD: Stephen and Alice White, owner-occupant, a janitor at First Federal Savings and Loan Association.
- 41 2000-2006 N. Cherry St. Apartment Building c.1935 Contributing**
Y-plan Stair Apartment Building. Two story; brick; gable-on-hip roof; three bays; double-height brick piers; engaged, double-tier porch; Y-plan stair; six-over-six, double-hung sash. Appears on 1951 Sanborn map. 1940 CD: (2000) Hester Youngblood, occupant, tobacco worker; (2000 ½) Richard and Pearl Harding, occupant, an orderly at N.C. Baptist Hospital; (2002) Helen Ridley, occupant; (2002 ½) Earl and Lillie Norwood, a driver at Safe Bus, Inc.; 1945 CD: (2000) ditto, (2000 ½) Nelson Pauling, occupant, assistant overseer at Hanes Dye Works, (2002) James Doub, occupant, (2002 ½) ditto; 1950 CD: (2000) ditto; (2000 ½) ditto; (2002) Louis Sloan, occupant, U. S. Army, (2002 ½) ditto; 1955 CD: (2000) ditto, (2000 ½) laborer at Sheppard Veneer, (2002) Luke and Thomasina Davis, occupant, Export Tobacco, (2002 ½) vacant.
- 42 2008 North Cherry Street House c.1925 Contributing**

47	2022 North Cherry Street	House	c.1935	Contributing
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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 16

North Cherry Street Historic District
Forsyth County, North Carolina

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- 56 927 Pittsburg Avenue House c.1930 Contributing**
Bungalow. One story; front gable; three bays; front-gable porch; aluminum siding; metal posts on brick piers; four (vertical)-over-one, double-hung sash; stucco and stone retaining wall. 1933 CD: (923) John and Ruth Poston, a bellman; 1940 CD: (923) Henrietta Robinson, occupant; 1945 CD: (923) Robert and Henrietta Massey, occupant, R. J. Reynolds Tobacco Co.; 1950 CD: (923) ditto; 1955 CD: (923) Kelly and Beatrice Laughton, owner-occupant, Brown & Williamson Tobacco.
- 57 931 Pittsburg Avenue House c.1935 Contributing**
Period Cottage. One and a half story; cross gable; three bays; brick; shed-roof porch with central gable; battered posts on tall brick piers; six-over-one, double-hung sash; wood shingles in gable ends; stone retaining wall. Appears on 1951 Sanborn map. 1940 CD: (925) Buxton and Viola Mason, a confectioner at 1603 N. Cherry Street; 1945 CD: (925) Irene Dedman, occupant; 1950 CD: (925) Thomas Jones, occupant; 1955 CD: (925) Sam and Evelyn Cribb, occupant, R. J. Reynolds Tobacco Company.
- 58 509 W. Seventeenth Street House c.1940 Contributing**
One story; side gable; three bays; front-gable porch; weatherboard; one-over-one replacement windows; square posts; exposed purlins; standing seam metal roof; central, corbelled chimney. Appears on 1951 Sanborn map. 1945 CD: (1609) Mary Beck, Brown and Williamson Tobacco; 1950 CD: ditto; 1955 CD: (1609) ditto.
- 59 513 W. Seventeenth Street House c.1940 Contributing**
Twin to 509 with six-over-six and one-over-one, double-hung sash. Appears on 1951 Sanborn map. 1945 CD: (1607 Lincoln Ave) Early R. Beck; 1950 CD: (1607) William Beck, occupant, R. J. Reynolds Tobacco Co.; 1955 CD: (1607) Joe W. and Estelle Beck, R. J. Reynolds Tobacco Co.
- 60 516 W. Seventeenth Street House c.1940 Non-contributing, integrity**
One story; front gable; three bays; enclosed, shed-roof porch; shed-roof hood supported by knee braces over entry; six-over-six, double-hung sash and one-over-one replacement windows; vinyl siding; standing seam metal roof. Similar to 520 originally. Appears on 1951 Sanborn map. 1945 CD: (1604) Beatrice Smith, occupant, cook; 1950 CD: ditto; 1955 CD: (1604) Cora Smith, owner-occupant.
- 61 517 W. Seventeenth Street House c.1940 Contributing**

- | 67 | 1709 Lincoln Avenue | House | c.1940 | Contributing |
|----|--|-------|--------|--------------|
| | Craftsman Bungalow. One story; side gable; three bays; engaged porch; battered posts on brick piers; knee braces; vinyl siding; one-over-one replacement windows. Appears on 1951 Sanborn map. 1945 CD: (1635) James Kelly, occupant, 1950 CD: (1635) Julia Banks, occupant, maid at Reynolds Building; 1955 CD: Claude Cooper, occupant, dentist. | | | |

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 18

North Cherry Street Historic District
Forsyth County, North Carolina

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|---|----------------------------|---------------|---------------------|---------------------|
| 67a | Outbuilding | c.1940 | Contributing | |
| Single-bay, front-gable outbuilding. | | | | |
| 68 | 1710 Lincoln Avenue | House | c.1940 | Contributing |
| Twin to 1708. Appears on 1951 Sanborn map. 1945 CD: Mary McDaniel, occupant, R. J. Reynolds Tobacco Co.; 1950 CD: Samuel and Mary Starks, owner-occupant, R. J. Reynolds Tobacco Co.; 1955 CD: ditto. | | | | |
| 69 | 1712 Lincoln Avenue | House | c.1940 | Contributing |
| Twin to 1708. Appears on 1951 Sanborn map. 1945 CD: Molt and Altheia Moore, occupant; 1950 CD: Juanita Anderson, occupant, R. J. Reynolds Tobacco Co.; 1955 CD: ditto. | | | | |
| 70 | 1714 Lincoln Avenue | House | c.1940 | Contributing |
| Twin to 1708. Appears on 1951 Sanborn map. 1945 CD: John and Lucy Johnson, occupant, laborer; 1950 CD: ditto; 1955 CD: ditto. | | | | |
| 71 | 1719 Lincoln Avenue | House | c.1940 | Contributing |
| Twin to 1708 with one-over-one replacement windows and weatherboards. Appears on 1951 Sanborn map.
1950 CD: (1701) Israel Sims, occupant, R. J. Reynolds Tobacco Co.; 1955 CD: (1701) Fannie Lampkin, occupant, widow. | | | | |
| 72 | 1723 Lincoln Avenue | House | c.1940 | Contributing |
| Twin to 1719 with six-over-six windows and stone steps from street. Appears on 1951 Sanborn map. 1945 CD: (1703) Lela Hart, occupant; 1950 CD: (1703) ditto; 1955 CD: (1703) ditto. | | | | |
| 73 | 1731 Lincoln Avenue | House | c.1940 | Contributing |
| One story; front gable; three bays; front-gable porch; plain posts; six-over-six, double-hung sash; weatherboard; standing seam metal roof; corbelled chimney. Appears on 1951 Sanborn map. 1945 CD: (1707) Lawrence and Odessa Starks, occupant, R. J. Reynolds Tobacco Co.; 1950 CD: (1707) James and Sadie Adams, R. J. Reynolds Tobacco Co.; 1955 CD: (1707) Jeannette Wingate, occupant. | | | | |
| 74 | 1735 Lincoln Avenue | House | c.1940 | Contributing |

79	526 W. Twentieth Street	House	c.1930	Contributing
Bungalow. One story; side-facing jerkinhead roof; five bays including garage; stucco; half-timbering in gable end; one-over-one replacement windows; gable-roof entry porch; metal posts; side, garage addition. Does not appear on 1951 Sanborn map - moved to site?				

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 20

North Cherry Street Historic District
Forsyth County, North Carolina

80	604 W. Twentieth Street	House	c.1930	Contributing
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Bungalow. One and a half story; side gable; three bays; shed-roof dormer; hip-roof porch; paired and single, four (vertical)-over-one, double-hung sash; aluminum siding and Formstone veneer on first story. Appears on 1951 Sanborn map.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

 North Cherry Street Historic District
Forsyth County, North Carolina

Summary Paragraph

The North Cherry Street Historic District, located north of downtown Winston-Salem, is a rare example of a mixed-income African American neighborhood in the city. Many of the largest and most prosperous early twentieth-century African American neighborhoods have been demolished, but here a middle-class, single-family residential area remains and is made more diverse by several duplexes, apartment buildings, and workers' houses that served a less financially-successful population.

African American history in Winston-Salem reaches back to the village of Salem, but with the rise of tobacco and other industries in the Twin City during the late nineteenth century, the black population rapidly increased and a middle class began to emerge. Rising population and increasing industrial capacity during the late nineteenth and early twentieth centuries spawned the construction of new suburban developments for both blacks and whites. Built immediately north of the earlier Boston Cottages, the North Cherry Street Development was platted in 1924 and was fully developed by 1951. This neighborhood was ideally situated between Boston Cottages, Kimberley Park (1913), and Alta Vista (1927) and became the location of Kimberley Park School in 1925. With its mixture of single-family bungalows, duplexes, small houses and apartment buildings this area became a buffer zone between the lower income Boston Cottages and the black professionals in Alta Vista. Although relatively few North Cherry residents owned their own homes, their employment as tobacco workers at R.J. Reynolds Company, as butlers at the city's best hotels, as drivers for the Safe Bus company and as employees of local businesses and individuals, placed these citizens among the African American community's middle class. The North Cherry Street Historic District is eligible for listing on the National Register of Historic Places under Criterion A for its association with the African American history of Winston-Salem as a mixed-income neighborhood, complete with small commercial concerns - once found in many areas of the city - but now extremely rare. The district is also eligible in the area of Community Development and Planning as a rare surviving example of a planned, mixed-income, African-American neighborhood in Winston-Salem.

Additionally, the North Cherry Street Historic District is eligible for listing on the National Register under Criterion C for Architecture. The district holds the largest collection of Y-stair apartment buildings remaining in Winston-Salem. This property type was heavily used in the Depot Street area and in much of northeastern Winston-Salem during the 1930s as an alternative rental option to the frame shotguns of an earlier day. These buildings were very common along North Cherry Street historically, but now the five examples (plus a similar, six-unit apartment building) are the only survivors. Within the entire city, there are only two other examples that maintain their integrity; these are located in the Depot Street area and are listed on

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

 North Cherry Street Historic District
Forsyth County, North Carolina

the National Register. The remaining architecture in the historic district is representative of the rental and owner-occupied houses in African American neighborhoods throughout Winston-Salem during the first half of the twentieth century. Within the district there are thirty-seven bungalows, of which about half are Craftsman-style bungalows. Other popular architectural styles are also evident, including: Spanish Eclectic, Colonial Revival, Period Cottage, and Cape Cod, and Minimal Traditional houses.

The period of significance of the district begins in ca. 1925, the date of the earliest resources in the neighborhood constructed after its platting in 1924. The period of significance ends in 1954, when development virtually ceased.

Historical Background, African American Ethnic Heritage, and Community Planning and Development Contexts

In the introduction to her 1998 Multiple Property Documentation Form, "Historic and Architectural Resources of African American Neighborhoods in Northeastern Winston-Salem, North Carolina, c.1900-1947," Langdon Edmunds Oppermann summarizes the history of African Americans in Winston-Salem as "the story of a society composed of a large working-class population, first attracted to the city by burgeoning factory jobs, and the parallel rise of a black professional class whose influence is seen in surviving community landmarks and institutions."¹ As a study of the most concentrated section of African American resources in the city, Ms. Oppermann's Multiple Property Documentation Form (MPDF) defines as its boundary the northeastern section, leaving out several African American neighborhoods, including that along North Cherry Street, a short distance west of the MPDF boundary line. Ms. Oppermann's MPDF, however, and her earlier architectural survey of African American resources in Winston-Salem, develop an excellent context for African American neighborhoods city wide.

African American history in Winston-Salem reaches back to the village of Salem, but with the rise of tobacco and other industries in the Twin City during the late nineteenth century, the black population increased rapidly and a middle class began to emerge. The city's reputation as a "place of unusual possibility for African Americans" rivaled that of Durham.² The effect that

¹Langdon Oppermann, "Historic and Architectural Resources of African American Neighborhoods in Northeastern Winston-Salem, North Carolina (c.1900-1947)," Multiple Property Documentation Form, State Historic Preservation Office, Raleigh, 1998, 1.

²Oppermann, MPDF, 12.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 3

 North Cherry Street Historic District
Forsyth County, North Carolina

the influx of population and the rising middle class had on the development of neighborhoods in Winston-Salem was significant.

Boston Cottages, one of the African American neighborhoods that developed during the growth of the 1890s, is located northwest of downtown. Platted in 1892 by a group of white businessmen, this small neighborhood was not built according to its plat, which showed a lake at its southern end. The area appears to have flourished, however, supporting a school and at least two churches by 1920. In 1917, the Sanborn Map shows the original Boston Cottages area with additional development scattered to the east similar to what exists today. By 1928, however, development had exploded to the north and east of the original plat. The focus of Boston Cottages' early development was on modestly sized, one-story "cottages" for workers.³

Langdon Oppermann writes of the tremendous industrial growth that spawned the need for additional African American workers housing:

The growth of Winston-Salem continued in the new century, and the city's black population grew at a rate equal to the white. In 1900, the city was forty percent black with 5,500 African Americans. Tobacco factories became increasingly mechanized after 1909 and work became year-round rather than seasonal, bringing more workers and more permanent housing. By 1910 total population had increased by sixty-six percent, with blacks remaining at about forty percent of the total, or 9,000, indicating a parallel sixty-six percent growth in the black population. The rapid growth continued, increasing by over 113% to 48,000 in 1920, and was second only to Baltimore in a federal index of industrial cities in the South. African Americans were at almost forty-three percent, indicating an even larger growth in the black population. By 1930 Forsyth County had grown from one of the smallest in the state to one of the most populous. Winston-Salem showed an increase of fifty-five percent over 1920 and the proportion of blacks held steady at forty-three percent with about 33,000 blacks in the city in 1930. Since 1915 Winston-Salem had been the largest city between Atlanta and Washington, D.C., but by

³Langdon Edmonds Oppermann, "Winston-Salem's African-American Neighborhoods, 1870-1950," Architectural and Planning Report, State Historic Preservation Office, Raleigh, 1994, 37-39 and 1907, 1917, and 1928 Sanborn Maps.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

North Cherry Street Historic District
Forsyth County, North Carolina

1930 Charlotte's population of 82,600 had surpassed Winston-Salem's, making Winston-Salem the second largest city in the state. It nevertheless saw an increase of 550% in the thirty years after 1900.

... in 1913, the Reynolds Tobacco Co. introduced its Camel cigarettes, which became the best-selling cigarette in the country. The company's fortunes surged, and by 1915 Reynolds had built additional factories. Two years later the Moravian Bishop in his annual *Memorabilia* stated that "In the tobacco industry 1917 is the greatest year the city has seen. Sales have come to be thrice instead of twice a day at each of the warehouses....Wages have been increased again and again [for] the ordinary day laborer in the tobacco factories" The city's financial success was at its height in the 1920s. With the influx of new residents vast business and professional opportunities opened, and Winston-Salem became home to a prosperous and growing black middle class. Living in the city were African American attorneys, physicians, dentists, ministers, factory workers, barbers, restaurant owners, grocers, dry cleaners, funeral directors, woodworkers, chauffeurs, domestic servants, insurance agents, teachers and others, with the center of African-American life in the Depot Street area just east of downtown where Reynolds's first tobacco workers had created a community. Winston was known in the southeast, as was Durham, as a place of opportunity for blacks *and* whites, and people came here from all around, especially South Carolina and Virginia as well as North Carolina.⁴

Throughout Winston-Salem in the 1910s and 1920s, a housing boom raced to keep pace with the expanding industrial base. Lands adjacent to earlier neighborhoods were quickly developed as the city grew outward. The historic district, which lies primarily along North Cherry Street, is almost equally divided between areas lying within the original plat of the Boston Cottages neighborhood and areas to the north that were part of a major, northward expansion in this vicinity between 1917 and 1928.

⁴Oppermann, MPDF, 16-19.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

North Cherry Street Historic District
Forsyth County, North Carolina

One of the earliest African American developments north of Boston Cottages was Kimberley Park, which lies immediately east of the proposed district. It was platted by the Winston Realty Company in November of 1913. Kimberley Park first appears in the city directory in 1916 as "a colored settlement NW of city beyond city limits." By 1930, the location was specified as a "section E side of Cherry beyond NW Blvd."⁵ The Winston Realty Company and its officers were involved in a number of low-income and African American neighborhoods. During the 1910s, Winston Realty was reported to have "made more suburban developments in the City than all other real estate organizations combined." The company had been in business since 1906 and made easy payment plans for those with lower incomes an important feature of its services.⁶

Between Boston Cottages and Kimberley Park a third development, the North Cherry Street Development, was platted in October of 1924. Three companies were involved in North Cherry Street: Southern Loan and Discount Company, Southside Realty Company, and Franklin Real Estate Company. These companies were closely related to one another. Southern Loan and Discount Company had S. Carter Williams as its president; Williams, a Yadkinville resident, was also the president of Southside Realty Company. Further, Franklin Real Estate Company was headed by William E. Franklin and had Roger J. Franklin as its secretary. Roger and William Franklin were both involved in the above-described Winston Realty Company; the former was vice president and the latter was president in 1924-1926.

In October of 1926, two years after the platting of North Cherry Street, the North Cherry Street Development Company was chartered by Roger J. and Mary Franklin with Dr. S.W. Hurdle for the purpose of buying, selling, renting, building, and financing real estate. It appears that this company was set up to sell lots and build houses in the development. In 1933, the North Cherry Street Development Company held an office on North Cherry Street and was at that time owned by Dr. Hurdle and the white proprietor of Tillitt's Confectionary at 1603 North Cherry, Edward T. Tillitt.⁷

⁵Plat Map, "Kimberley Park Belonging to Winston Realty Company, 1913," Forsyth County Register of Deeds and Oppermann, report, 52.

⁶C.A. Weaver, ed. *Winston-Salem, North Carolina: City of Industry* (Winston-Salem: Winston Printing Co., c.1918), 10.

⁷Articles of Incorporation, Book C6, Page 432, Forsyth County Register of Deeds; Walker, J.A., engineer, "Map of North Cherry Street Development, 1924," Forsyth County Register of Deeds; and 1924, 1926, and 1933 *Winston-Salem City Directory*

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

North Cherry Street Historic District
Forsyth County, North Carolina

The original plat of the North Cherry Street Development included the area on either side of North Cherry Street from Fourteenth Street, north to Twenty-third Street. The easternmost street was Garfield, while Grant bounded the area on the west. A notation on the 1926 plat states that this "map is supplementary and is intended to supercede map known as Boston Cottage and also Woodrow Place."⁸

Placing the North Cherry Street Development within its context of earlier and later developments illustrates how this area was part of the substantial growth in African American residential areas near Boston Cottages. For example, following the North Cherry plat, Alta Vista was platted in 1927, immediately northwest of the proposed North Cherry Street district. This area is said to have been the first subdivision in the South for African American professionals.⁹ Thus, North Cherry Street was well-situated between the established Boston Cottages and the newly developing Alta Vista. With its mixture of single-family bungalows, duplexes, and apartment buildings this area became a buffer zone between the working class cottages in the south and the single-family houses of black professionals in the north.

The centralized location of the North Cherry Street Development made it a likely place for the construction of Kimberley Park School in 1925 (additions in 1928) in the 1700 Block of North Cherry Street. This large school building, complete with an auditorium, was a focus of the surrounding African American neighborhood. Kimberley Park school replaced the earlier Oak Street Elementary (built in 1913 in Boston Cottages). J.W. Paisley was Kimberley Park's first principal. By 1938, there were five African American elementary schools within the city, but Atkins High School (1931) was the only secondary institution serving black students.¹⁰

Development north of Boston Cottages came into its prime during the late 1920s and, although relatively few houses in the district were constructed by 1928, nearly all were built by the publication of the 1951 Sanborn map. Additionally, Kimberley Park School had received two large additions on each of its rear classroom wings indicating the rise in population in the vicinity. Another indicator of the population growth was the annexation of an adjacent area (that included the district) during the 1920s. The prominent, primarily white, neighborhoods of Ardmore and Waughtown were also annexed during this period.¹¹

⁸Walker, "Map."

⁹Oppermann, MPDF, 41.

¹⁰Linwood Davis, et al, *African Americans in Winston-Salem, Forsyth County*, (Virginia Beach: Donning Co., 1999), 48-9.

¹¹Adelaide Fries, *Forsyth: A County on the March*, 206.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

North Cherry Street Historic District
Forsyth County, North Carolina

The North Cherry Street Historic District was never an isolated neighborhood, but part of the larger Boston community. To residents, "Boston" stretched from the old Boston Cottages section at Northwest Boulevard north to Alta Vista at Twenty-fifth Street. The area lay between North Cherry Street on the east and Thurmond Street on the west, encompassing the Boston Cottages, North Cherry, and Alta Vista plats; the Kimberley Park development lay immediately to the east. The neighborhood was similar to most of Winston-Salem's early twentieth century residential areas - replete with corner groceries, barber shops, repair shops and other small businesses. Church congregations tended to build within the older Boston Cottages section, but Kimberley Park School on North Cherry Street was an important locus of the community. In 1933 within the historic district, there were two corner groceries (both demolished) and Tillit's Confectionary at 1603 North Cherry Street (#19). By 1950, the commercial entities included Sackie's Flower & Gift Shop (#10a), The Community Beauty Salon and Pardue & Davis Cash Store (both demolished); 1603 North Cherry was vacant in this year, but held a grocery store in 1945 and 1955.¹²

The entrepreneurial spirit was strong within the African American population in Winston-Salem during the early twentieth century and is well-represented within the district. While small, neighborhood-oriented businesses were the norm, the most significant business venture was transportation, employing the largest number of African Americans of any African American-owned business. In 1926, C.T. Woodland and other jitney operators combined their efforts and formed the Safe Bus Company. The impetus for its formation was the need for bus (jitney) service in the outwardly expanding African American neighborhoods like Boston/ North Cherry. This was a service that the white bus companies were unwilling to provide. Safe Bus Company grew to serve 8,000 customers daily by 1939, and carried a compliment of eighty African American drivers with a total payroll of \$66,000. The company survived into the 1970s when it was purchased by the City of Winston-Salem. Two Safe Bus drivers lived within the district between 1940 and 1955: Earl Norwood who lived in an apartment at 2006 North Cherry and Leroy Bennett whose residence was a duplex at 1607 North Cherry Street. Further, the vice president-general manager of Safe Bus lived at 2060 North Cherry Street (demolished) in 1950. The jitney also served as the connection between the neighborhood and downtown Winston-Salem. Residents used the early buses to easily reach the vibrant African American community in the Depot Street area where shopping and social activities were numerous. The jitney also provided

¹²Boston Roundup Committee, "Boston Community Historical Information," undated material, from the files of Mary Giunca, *Winston-Salem Journal*, and 1933, 1945, 1950, and 1955 City Directories.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

North Cherry Street Historic District
Forsyth County, North Carolina

important transportation to jobs in downtown businesses, hotels, and, most importantly, at R. J. Reynolds Tobacco Company.¹³

Between 1933 and 1955, nearly sixty district residents, both male and female, are recorded in the city directory as working at R. J. Reynolds Tobacco Company. This company far over-shadowed any other employer during this period and the occupational history for Winston-Salem's African Americans generally. In fact, during the same period, only nine persons were recorded as being employed at one of the three Hanes textile plants (P.H. Hanes Knitting, Hanes Dye and Finishing, and Hanes Hosiery).¹⁴ Langdon Oppermann writes about this city-wide scenario:

Although both tobacco and textiles spurred the city's rapid growth and expansion, it was chiefly the tobacco factories that provided jobs for African-Americans. Cotton manufacturers in Winston-Salem as elsewhere generally hired white workers, drawn mainly from poor farmers who preferred factory work to tenant sharecropping. For example, Hanes Mills boasted, "No Negroes save janitors are employed in the Hanes Cotton Mills." By contrast, in Winston-Salem in 1931, the tobacco industries employed thirty-three percent of black male adult workers in the city and forty-eight percent of black female adult workers. In all the factories, as historian Wilbur Cash has pointed out, the pattern of the antebellum plantations was repeated; control over labor seemed simply to have been transferred from the old landholder to the employer. For instance, in his factories Reynolds had strict rules about talking on the job, but singing was encouraged. Standard spirituals and work-songs from the slave years were prevalent. Work in the tobacco factories was difficult and all foremen were white, but the city's sixty-year population explosion indicates most workers considered it preferable to the life of a tenant farmer.¹⁵

In addition to Reynolds and Hanes, the occupational picture of the district as a whole is representative of the typical employments among middle-income African Americans in the city during the early twentieth century. In 1945, North Cherry Street was home to several employees of R. J. Reynolds Tobacco Company and other tobacco-related concerns, grocers, janitors, and drivers, but relatively few people who worked at lower paying day-laborer or helper positions.

¹³Davis, 73 and 75.

¹⁴1933, 1940, 1945, 1950, and 1955 City Directories.

¹⁵Oppermann, MPDF, 32.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

North Cherry Street Historic District
Forsyth County, North Carolina

Women, and there were a number of women heads-of-household in the district, tended to hold factory jobs and domestic positions. Jobs for men were somewhat more varied and included a number of drivers, bellmen, butlers, and janitors. Many of these positions were at downtown hotels and restaurants, such as the Robert E. Lee and the Zinzendorf hotels, or at large office buildings. For example, in 1933, Buford West of 1620 North Cherry Street was employed as a janitor at Wachovia Bank and Trust. Because the jobs held by African Americans in the district were better-paying than day-labor work, some of the homes in the area were owner-occupied. The 1945 city directory indicates that thirteen houses within the district were owner-occupied at that time. This was a relatively small percentage of housing units in the district, but it is notable since almost all of these were on North Cherry Street. None of the small houses on Lincoln and Seventeenth were owner-occupied. By the 1955 City Directory, however, there were at least thirty-one homeowners on North Cherry Street. Many of these owner-occupied dwellings were across from Kimberley Park School in the 1700 Block of North Cherry with further concentrations in the 2000-2200 Blocks.¹⁶

On North Cherry, residents were proud to live near Kimberley Park School. Oral tradition holds that several teachers lived on Cherry near the school. Elizabeth Leach, a teacher who lived at 2054 North Cherry Street in 1933, may have worked at the school as did Louise Lewis, the owner of 2020 North Cherry in 1955. Rosa Faulkner, a native of the North Cherry area remembers a thriving community during the 1930s and 1940s with a cluster of homeowners. "On that end across from the school," she recalled, "they were high society."¹⁷

By the late 1960s, however, "society" had moved further into the suburbs and Boston Cottages and North Cherry Street were seen as being in decline. The area became the site of a significant urban renewal project in 1971. Covering nearly 650 acres, primarily in the former Kimberley Park plat, the construction of a large complex of public apartment buildings significantly altered the character of the area immediately east of the district.¹⁸ Another important project, the construction of University Parkway during the 1960s laid a second significant blow as it bisected the neighborhood between Harrison and Lincoln Avenues destroying the historic cohesiveness of the older section of the Boston neighborhood and the

¹⁶1933 and 1945 City Directories.

¹⁷Mary Giunca, "Many Feel Historic Designation Hinders Redevelopment Plans for Neighborhood," *Winston-Salem Journal*, 24 July 2003.

¹⁸Fries, 301.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

North Cherry Street Historic District
Forsyth County, North Carolina

North Cherry, Alta Vista, and Kimberley Park areas. These projects were typical of the kind of whole-sale destruction that occurred in African American neighborhoods throughout Winston-Salem. Thus, the small section that is the proposed North Cherry Street Historic District is a rare surviving example of a mixed-income African American neighborhood in Winston-Salem. Many of the largest and most prominent neighborhoods, such as Depot Street and Columbian Heights have been demolished, but here a glimpse of a middle-income, single-family residential area remains tempered with several duplexes and apartment buildings.

Architectural Context

Adding to the significance of the district is the large and rare collection of Y-stair apartment buildings that were a unique part of Winston-Salem's African American heritage. Langdon Oppermann, in her 1998 "Historic and Architectural Resources of African American Neighborhoods in Northeastern Winston-Salem, North Carolina, ca. 1900-1947," developed a definition for the Y-stair apartments:

Of the apartment buildings in this property type, some may be one-story, but most will generally be two-story frame, brick, or brick-veneered buildings with hipped or gable roofs. Many will have porches on one or both levels, and a staircase to reach the second level. A popular style in the numerous apartments once found in these neighborhoods is the "letter Y" staircase, found within porches inset beneath the roof and extending the full front of the building. The buildings will have entrance and window bays on the front and back, with domestically-styled windows, usually double-hung.¹⁹

Oppermann goes on to give a clear statement of the architectural significance of these apartment buildings.

¹⁹Oppermann, MPDF, 48-49.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

North Cherry Street Historic District
Forsyth County, North Carolina

The porch and stair form was a popular one in Winston-Salem. At one time there were dozens of similar apartment buildings on North Cherry Street and on neighboring streets such as Pittsburg and Garfield. The Depot Street area itself had dozens of these buildings, most brick, but some frame. Today, only two of these survive in the Depot Street area, and a handful are scattered along North Cherry Street, most remodeled, outside the boundaries of this MPDF. They have not been recognized locally as being of significance, probably due to their familiarity to those who grew up at a time when they were abundant. However, as far as has been determined, the stair design of these apartment buildings is peculiar to Winston-Salem. They are not found in other cities that historically had large African American populations, such as Raleigh, Durham, Wilson, and Charlotte. Despite interviews with about twenty elderly residents, with current and former owners of some of these buildings, and with children of earlier contractors and realtors, the origin of this design remains a mystery. [The design is believed to have been developed by a local construction company²⁰] Most of these apartments were built by white realtors or private individuals who invested heavily in real estate. That is the nature of apartment buildings, however, regardless of their design. Several white real estate firms concentrated in African American neighborhoods where they managed their own rental properties and those of their white clients, who were absentee landlords. Until recently as the 1980s, the real estate firms sent employees door-to-door to collect rents.

A few surviving apartment buildings are therefore of extreme significance as the only remaining examples of a highly popular type – the apartment building – that came into heavy use in the Depot Street area, on North Cherry Street, and in much of northeastern Winston-Salem in the 1930s as an alternative to the frame

²⁰Langdon Edmunds Oppermann, "Craver Apartment Building National Register Nomination, 1998," Raleigh: State Historic Preservation Office.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

North Cherry Street Historic District
Forsyth County, North Carolina

shotguns of an earlier day. Sanborn maps updated in the 1940s show rows of similar apartment buildings on the streets crossing and paralleling Patterson Avenue, on North Cherry Street and nearby streets including Pittsburg and Garfield streets.²¹

Thus, the concentration of Y-stair apartment buildings found within the North Cherry Street Historic District is the largest remaining collection of this building type that was once prevalent in Winston-Salem's African American neighborhoods. They are representative of a property type that is significant because they were both architecturally unique to the city and served to provide multi-family housing within some of Winston-Salem's most vibrant middle-income African American neighborhoods during the early twentieth century.

In addition to the apartment buildings, there are five examples of historic duplexes (most dating to around 1930) in the district. A good example is 1411-1413 North Cherry Street. Like many of the duplexes, this house is a bungalow. It is brick with a front-gable roof. Each unit has a front-gable porch. Built for Home Realty Company (or perhaps Kapp Ogburn, Sr.) by J. R. Stewart, a white contractor from Waughtown, The units were occupied by Robert and Thelma Dixon, a gardener for Mrs. Annie M. Harris on Country Club Road, and Lee and Rosie Crowell, a tobacco worker at R. J. Reynolds Tobacco Company in 1940.

The remaining architecture in the historic district is representative of the rental and owner-occupied houses in African American neighborhoods throughout Winston-Salem during the first half of the twentieth century. In the introduction to "Historic and Architectural Resources of African American Neighborhoods in Northeastern Winston-Salem, North Carolina, c.1900-1947," Langdon Edmunds Oppermann writes that the three neighborhoods that housed the city's "most successful African-American professionals" were all characterized by "fashionable houses in the popular styles of the time, as well as smaller houses for the less well-to-do." This scenario holds true in the middle-income North Cherry Street neighborhood as well. Within the district there are thirty-seven bungalows, of which about half are Craftsman-style Bungalows. Other popular architectural styles are also evident including: Spanish Eclectic,

²¹Oppermann, MPDF, 48-49.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 13

North Cherry Street Historic District
Forsyth County, North Carolina

Colonial Revival, Period Cottage, and Cape Cod. Altogether, these styles number only seven houses, however. There are eleven examples of Minimal Traditional houses.

Although lacking a definitive style there are eleven, one-story, side-gable, three-bay houses dating from about 1940. Located along West Seventeenth Street and Lincoln Avenue, these houses are virtually identical and are represented by 509 West Seventeenth Street. Built about 1940, the house is one-story with a side-gable roof. The three-bay facade is shaded by a front-gable porch supported by square posts. The house is sheathed in weatherboard siding with a standing seam metal roof. Details include exposed purlins and a central, corbelled chimney. The house was occupied by Mary Beck, an employee of Brown and Williamson Tobacco, in 1945.

Thus, the architecture of the North Cherry Street historic district is illustrative of its mixed-income residents with duplexes and apartment buildings standing beside Craftsman Bungalows and other styles that are found throughout the city's early twentieth century neighborhoods. The collection of one-story, side-gable houses, which were all rental units, is an important aspect of the neighborhood and is a rare example of a concentration of identical rental houses, which housed many African Americans throughout the city during the historic period.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

North Cherry Street Historic District
Forsyth County, North Carolina

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 2

North Cherry Street Historic District
Forsyth County, North Carolina

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

North Cherry Street Historic District
Forsyth County, North Carolina

10. Geographical Data

UTM References

Point	Zone	Easting	Northing
E	17	566860	3996840
F	17	566880	3996980

Verbal Boundary Description

The boundary of the North Cherry Street Historic District is shown as a solid line on the accompanying map entitled, "North Cherry Street National Register Historic District."

Boundary Justification

The boundary of the neighborhood encompasses the greatest concentration of pre-1954 contributing resources within their appropriate historic settings. The area surrounding the district to the northwest and southeast have historic buildings, but lack sufficient integrity, while areas adjacent to the district on the southwest and east have large concentrations of late-twentieth century buildings. Most boundary lines follow roads and property lines.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number photos Page 1

North Cherry Street Historic District
Forsyth County, North Carolina

Photographs by Sherry Wyatt, August 2003.

The original negatives are located at the N. C. Division of Archives and History, Raleigh

1. Streetscape, 2000 - 2300 Blocks North Cherry Street
2. 1440 North Cherry Street
3. 1462-1468 North Cherry Street
4. 1469-1471 North Cherry Street
5. 1603 North Cherry Street
6. Streetscape, 1700 Block North Cherry Street
7. 509 - 517 West Seventeenth Street
8. 931 Pitts Street
9. 1708 Lincoln Street